

PLOT AREA KEY PLAN
(SCALE - 1:400)

AFTER AMALGAMATION AREA CALCULATION
S.NO 63/3B (P)

- 1) $(14.18 + 17.28) \times \frac{1}{2} \times 50.37 = 792.32 \text{ SQ.M.}$
- 2) $(10.90 + 31.71) \times \frac{1}{2} \times 78.59 = 1,674.36 \text{ SQ.M.}$
- 3) $28.98 \times 60.90 \times \frac{1}{2} = 882.44 \text{ SQ.M.}$
- 4) $0.89 \times 41.03 \times \frac{1}{2} = 18.26 \text{ SQ.M.}$
- 5) $(9.78 + 10.331) \times \frac{1}{2} \times 56.18 = 564.92 \text{ SQ.M.}$
- a) $(4.49 + 5.51) \times \frac{1}{2} \times 52.99 = 264.95 \text{ SQ.M.}$
- b) $(5.51 + 5.46) \times \frac{1}{2} \times 51.471 = 282.32 \text{ SQ.M.}$
- c) $(13.45 + 9.27) \times \frac{1}{2} \times 51.52 = 585.27 \text{ SQ.M.}$
- d) $2.16 \times 46.38 \times \frac{1}{2} = 50.09 \text{ SQ.M.}$
- TOTAL = 5,114.92 SQ.M.**

PLOT AREA (BY CALCULATION) = 5,114.92 SQ.M.
PLOT AREA (BY 7/12 EXTRACT) = 5,075.00 SQ.M.
PLOT AREA (BY DOCUMENT) = 5,075.00 SQ.M.

24 M WIDE D.P. ROAD AREA CALCULATION

- a) $(4.49 + 5.51) \times \frac{1}{2} \times 52.99 = 264.95 \text{ SQ.M.}$
- c) $(13.45 + 9.27) \times \frac{1}{2} \times 51.52 = 585.27 \text{ SQ.M.}$
- d) $2.16 \times 46.38 \times \frac{1}{2} = 50.09 \text{ SQ.M.}$
- TOTAL = 900.31 SQ.M.**

EXISTING WIDE D.P. ROAD AREA CALCULATION

- b) $(5.51 + 5.46) \times \frac{1}{2} \times 51.471 = 282.32 \text{ SQ.M.}$
- TOTAL = 282.32 SQ.M.**

OPEN SPACE AREA CALCULATION

A	OPEN SPACE - 1	200.00
B	OPEN SPACE - 2	200.00
TOTAL PROPOSED OPEN SPACE		400.00
REQUIRED OPEN SPACE		389.24

OPEN SPACE - 1 KEY PLAN
(SCALE - 1:400)

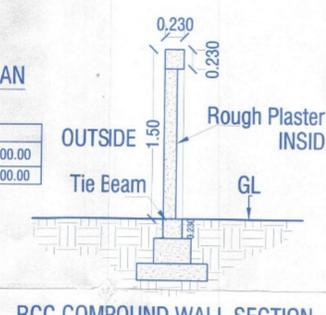
OPEN SPACE - 1 AREA CALCULATIONS

1) $0.50 \times 9.11 + 10.03 \times 20.90$	= 200.00
TOTAL	200.00

OPEN SPACE - 2 KEY PLAN
(SCALE - 1:400)

OPEN SPACE - 2 AREA CALCULATIONS

1) $0.50 \times 9.56 \times 20.32$	= 97.16
2) $0.50 \times 10.01 \times 20.32$	= 101.70
3) $0.50 \times 0.72 \times 3.15$	= 1.13
TOTAL	200.00



RCC COMPOUND WALL SECTION

OPEN SPACE - 2 AREA CALCULATIONS

1) $0.50 \times 9.56 \times 20.32$	= 97.16
2) $0.50 \times 10.01 \times 20.32$	= 101.70
3) $0.50 \times 0.72 \times 3.15$	= 1.13
TOTAL	200.00

WATER STATEMENT OF WING A & B

WING	NO. OF TENEMENT/AREA	NO. OF PERSONS/TEN.	LTRS/PERSON	TOTAL CAPACITY	TOTAL	SAY	ADD 20,000.00 LTRS FOR FIRE	O.H WATER TANK CAPACITY LTRS.	U.G WATER TANK CAPACITY 1.5 X O.H. CAP.	ADD 50,000.00 LTRS FOR FIRE	U.G. WATER TANK CAPACITY LTRS.
A	COMMERCIAL = 1464.83/	3	488	21960.00	105660.00	110000.00	20,000.00	1,30,000.00	158490.00	50000.00	2,10,000.00
	RESIDENTIAL - 124	5	620	83700.00							
B	RESIDENTIAL - 94	5	470	63450.00	63450.00	65000.00	20,000.00	85,000.00	95175.00	50000.00	1,47,200.00
			0.000					215000.00			3,70,000.00

PARKING STATEMENT AS PER UDCPR PROVISION

TYPE OF TENEMENT	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
SHOP AREA (PROPOSED CARPET AREA 468.02 SQ.M.)	2	6	9	28
OFFICE AREA (PROPOSED CARPET AREA 1020.56 SQ.M.)	3	11	15	56
TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (PROPOSED 100 TENEMENTS)	1	2	50	100
VISITOR PARKING (5%)				
CLAUSE 8.1.1 (V) PG. NO. 147				
COMPOSITE PARKING: ALSO, SIX SCOOTERS PARKING MAY BE ALLOWED TO BE COVER IN ONE CAR PARKING.				
TOTAL PARKING PROVIDED				
			117	287

ENVIRONMENT STATEMENT

A	PROPOSED F.S.I	=	188.27
NON F.S.I STATEMENT			
1) REFUGE AREA	=	178	
2) DEFAULT TERRACE	=	7111	
3) TOP TERRACE AREA	=	930	
4) O.H.W.T TOP/BOTTOM	=	1.64	
5) LIFT AREA	=	2.25	
6) L.M.R TOP	=	26.52	
7) PARKING	=	89.75	
8) SERVICES	=	4.82	
TOTAL FREE OF F.S.I			
195.17			
TOTAL BUILT UP AREA			
A+B			
18968.27 + 11035.17 = 29903.44			



LOCATION PLAN

STAMP OF APPROVAL 01
WING A+B
02

प्लानस योजना कार्यालय
नायक केआरजेड प्र. ८८/३१३/२५
दि.पी.ओ./फोन क्र. १ दिनांक ४-३-२०२५



AREA STATEMENT OF PLOT

NO.	DESCRIPTION	AREA SQ.M.
1)	AREA OF PLOT (minimum area of a.b.c to be considered)	5075.00
a)	As per ownership document (7/12 CTS extract)	5075.00
b)	As per measurement sheet	5114.92
c)	As per sub-division	---
2)	DEDUCTION FOR	---
a)	Proposed 24.00m D.P. Road widening area	900.31
b)	Existing Road	282.32
c)	Prismove Neta	---
Total (a+b+c)		1182.63
3)	BALANCE AREA OF PLOT (1-2)	3892.37
4)	AMENITY SPACE (if applicable)	---
a)	Required -10%	---
b)	adjustment of 20%, if any	0.00
c)	Balance Proposed	0.00
5)	NET AREA OF PLOT (3-4c)	3892.37
6)	RECREATIONAL OPEN SPACE	---
a)	Required	389.24
b)	Proposed	389.24
7)	INTERNAL ROAD AREA	0.00
8)	PLOTTABLE AREA (if applicable)	0.00
9)	BUILT-UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO. 80) 3892.37 x 1.10 = 4281.61	4281.61
10)	ADDITION OF FSI ON PAYMENT OF PREMIUM	---
a)	maximum permissible premium FSI - based on road width	---
b)	proposed FSI on payment of premium (5075 x 50% = 2537.50.00)	2231.10
11)	IN-SITU FSI / TOR LOADING	---
a)	In-situ area against D.P. Road 900.31 x 2 = 6373.16	1800.62
b)	In-situ area against amenity space area (2.0 or 1.85x or no. 50), if any	---
c)	TOR area 5075.00 x 1.15 = 5836.25 - 1800.62 = 3330.91 30% = 999.27 10% TOR 3330.91 x 70% = 2331.64 regular TOR	3330.91
d)	Total In-situ / TOR loading proposed (11(a)+ (b)+ (c))	5131.53
12)	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	---
a)	Incentive FSI 200% of basic FSI	0.00
b)	Incentive FSI 7% of basic FSI	0.00
13)	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	---
a)	$(9 + 10(a) + 11(d))$ or 12 whichever is applicable. $4281.61 + 2231.10 + 5131.53 =$	11644.24
b)	auxiliary area FSI upto 60% with payment of charges. $4281.61 + 2231.10 + 5131.53 =$	11944.24
c)	$11944.24 - 987.46 = 10956.78 + 60% = 6394.07$ Rest. Ancillary	7194.03
d)	$1777.43 + 1.88 = 987.46 \times 80% = 789.97$ Rest. Ancillary	0.00
e)	Total entitlement (a+b)	18928.27
14)	MAXIMUM UTILIZATION OF FSI PERMISSIBLE AS PER ROAD WIDTH (SR.NO. 80)2	18928.39
15)	TOTAL BUILT-UP AREA IN PROPOSAL	---
a)	Existing built-up area	0.00
b)	Proposed built-up area	18928.27
Total (a+b)		18928.27
15)	AREA OF INCLUSIVE HOUSING, IF ANY	---
a)	Required (20% of sr.no. 9) $0.00 \times 20% = 0.00$	0.00
b)	Proposed	0.00

- LEGEND**
- a) PLOT BOUNDARY SHOWN IN BLACK
 - b) PROPOSED WORK SHOWN IN RED
 - c) DRAINAGE LINE SHOWN IN RED DOTTED
 - d) WATER LINE SHOWN IN BLACK DOTTED
 - e) EXISTING WORK SHOWN IN BLUE HATCHED
 - f) AMENITY SPACE IN PINK HATCHED & O/S GREEN HATCHED
 - g) ROAD WIDENING LINE SHOWN IN GREEN DOTTED

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SITE—
AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED
ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF
OWNERSHIP/ T. P. SCHEME RECORD / LAND RECORD DEPT CITY SURVEY RECORDS

PROJECT
OWNER'S NAME & ADDRESS
REVISED & PROPOSED RESIDENTIAL + COMMERCIAL
BUILDING LAYOUT AT
S.NO. 63/3B AT HADAPSAR, TAL-HAVELI, PUNE.
FOR, J.K. DEVELOPERS
PROP. KHUSHNUI I. ANSARI

SCALE: 1: 200 CHECKED BY :- DRG. NO.
DATE: 10-09-2024 REVISION NO.: 01
APPROVED BY: SHAHN
DELT BY: AKSHATA

PARVEZ JAMADAR & ASSOCIATES
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